

ORDINANCE NO. 050310-Z-5

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 15200 F.M. 1825 ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general commercial-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0007, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.467 acre tract, more or less, being two parcels of land consisting of a 0.268 parcel and a 0.199 parcel, out of the L.C. Cunningham Survey No. 63, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 15200 F.M. 1825 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The following uses are prohibited uses of the Property:

Building maintenance services
Commercial blood plasma center
Convenience storage
Electronic prototype assembly
Equipment repair services
Food preparation

Campground
Construction sales and services
Drop-off recycling collection facility
Electronic testing
Equipment sales
Kennels

Laundry services
Outdoor entertainment
Vehicle storage
Custom manufacturing
Club or lodge
Maintenance and service facilities
Transportation terminal

Monument retail sales
Plant nursery
Veterinary services
Limited warehousing and distribution
Hospital services (general)
Transitional housing


Except as specifically restricted under this ordinance, the Property may be developed in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on March 21, 2005.

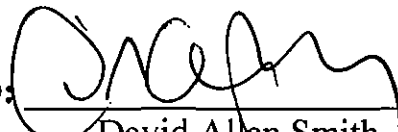
PASSED AND APPROVED

March 10, 2005


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§


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

STEVE H. BRYSON SURVEYING CO.

1715 Cap. of TX Hwy. S., Suite 208
Austin, TX 78746
(512) 347-9505
Fax: (512) 347-9510

FIELD NOTES

EXHIBIT A

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE L. C. CUNNINGHAM SURVEY NO. 63, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS BEING ALL OF THOSE CERTAIN TRACTS (EXHIBIT "A" AND EXHIBIT "B") OF LAND CONVEYED TO RAFAEL MONTES DE OCA AND JASMINE MONTES DE OCA IN VOLUME 10411, PAGE 57, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING TWO TRACTS OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING, at an iron rod found in the Westerly right-of-way line of F. M. 1825, an existing public right-of-way, at the Northeast corner of said Montes De Oca Exhibit "A" tract, for the Northeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, S30°22'53"W, following said right-of-way line and passing the common East corner of said Exhibit "A" tract and said Exhibit "B" tracts, 117.31 feet to a point, for the Southeast corner of the herein described tract,

THENCE, N59°48'00"W, leaving said right-of-way line, 99.51 feet to a point, for the Southwest corner of the herein described tract,

THENCE, N30°12'57"E, 117.60 feet to a fence post found, for the Northwest corner of the herein described tract,

THENCE, S59°37'55"E, with the North line of said Exhibit "A" tract, 99.85 feet to the **POINT OF BEGINNING** containing 0.268 of an Acre Of Land.

TRACT 2

BEGINNING, at an iron rod found in the Westerly right-of-way line of F. M. 1825, an existing public right-of-way, at the Southeast corner of said Montes De Oca Exhibit "B" tract, for the Southeast corner and the **POINT OF BEGINNING** of the herein described tract,

THENCE, N60°52'12"W, leaving said right-of-way line, 99.28 feet to an iron rod found, for the Southwest corner of the herein described tract,

THENCE, N30°12'57"E, 88.42 feet to a point, for the Northwest corner of the herein described tract,

THENCE, N59°48'00"E, 99.51 feet to a point in said right-of-way line, for the Northeast corner of the herein described tract,

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04-17-00

THENCE, S30°22'53"W, following said right-of-way line, 86.57 feet to the POINT OF BEGINNING containing 0.199 of an Acre Of Land.

Surveyed By: Steve H. Bryson

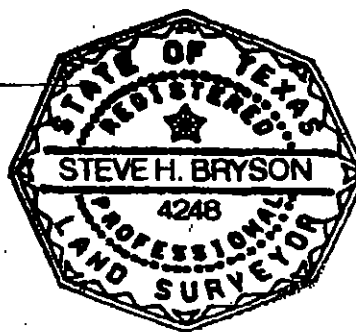
Steve H. Bryson ~ R.P.L.S. No. 4248

STEVE H. BRYSON SURVEYING CO.

1715 Capital of Texas Hwy., So., Suite 208

Austin, Texas, 78746

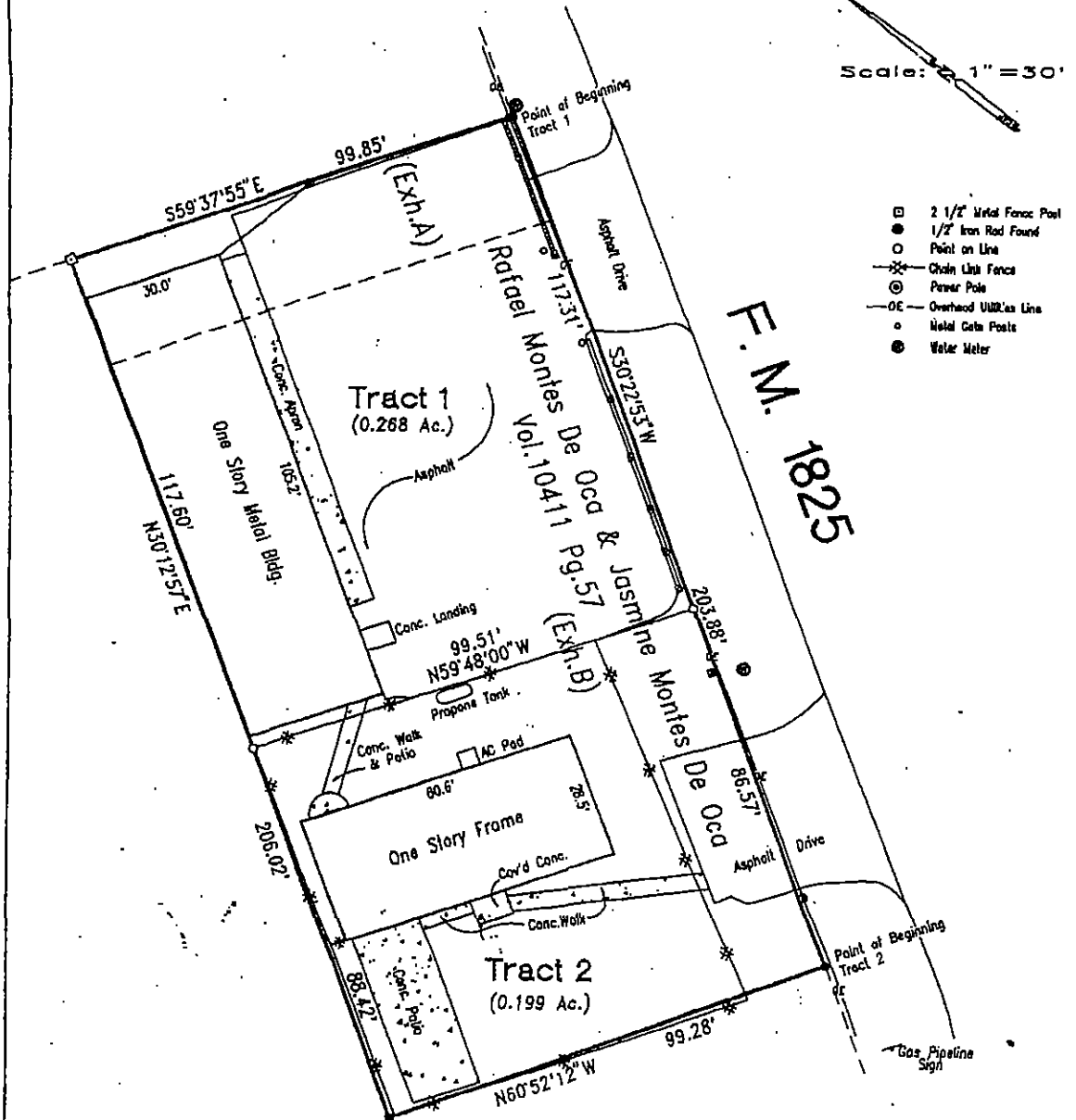
Ph: (512) 347-9505 Fax: (512) 347-9510



Job No. 00-294
04-17-00

SURVEY PLAT OF 0.468 OF AN ACRE OF LAND OUT
OF THE L. C. CUNNINGHAM SURVEY, NO. 63,
SITUATED IN TRAVIS COUNTY, TEXAS.

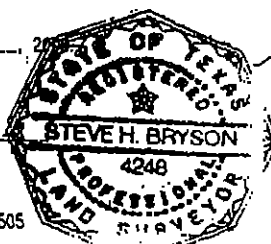
Local Address: 15200 F.M. 1825



1. Subject to the Joint Access Agreement recorded in Vol. 12197, Pg. 3219.
2. Survey was made without the Benefit of a Title Commitment.
3. Property may be subject to other Easmts, Restrictions, and Building Lines Not Shown.

Dated, this the 17th day of April, 2008

Steve H. Bryson
STEVE H. BRYSON ~ R.P.L.S. NO. 4248
STEVE H. BRYSON SURVEYING CO.
1715 Capital of Texas Highway So., Suite 208
Austin, Texas 78746 (512) 347-9505



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